

PLANNING APPLICATION FILING FEE SCHEDULE Effective August 15, 2004

(Applicability of fees charged in this document shall be determined conclusively by the Director of Planning, Building and Code Enforcement. The Director is not authorized to waive fees.)

This fee schedule has been divided into four sections:

1. Planning Development Applications
2. Department of Transportation Fees
3. Public Works, Planning Review Fees
4. Public Information Services

Checks returned for insufficient funds (NSF) may result in a \$35 NSF fee by Treasury.

PLANNING FEE PAYMENT AND REFUND POLICIES

FEES ARE SET ANNUALLY BY A CITY COUNCIL RESOLUTION, AND CANNOT BE WAIVED OR SUSPENDED WITHOUT AN ACTION BY THE FULL COUNCIL.

ANY QUESTIONS CONCERNING THE APPLICABILITY OF FEES SHALL BE CONCLUSIVELY DETERMINED BY THE DIRECTOR OF PLANNING, BUILDING AND CODE ENFORCEMENT.

PARTIAL PAYMENT

Full payment of fees is required for a complete application. Because some fees, such as the Public Noticing Fee, are not calculated until the application appointment, customers who bring in pre-written checks are encouraged to also bring a credit card or an additional blank check to ensure payment of the correct fee amount.

Department policy requires full payment of fees at the time of application submittal. For the convenience of customers who arrive with pre-written checks that do not cover the complete cost of the application, staff will accept the application subject to the following conditions:

- No work will begin on staff review of the application until all fees are paid in full.
- If full payment of fees is not received within 14 calendar days of application submittal, the application will be considered void and staff will initiate a refund of all funds received minus the record retention fee. At this point, a new application and full payment of fees will be required to proceed with a project.

FEE REFUNDS

An applicant who requests, in writing, that their application be withdrawn, may request a refund of fees paid, subject to the following conditions:

- A written claim for refund must be received by the Department within 30 days of the request for withdrawal of the development application.*
- The original receipt must accompany the written refund claim.
- Refunds are paid to the party named on the payment receipt.
- The amount of the refund will be determined by the percentage of work already completed.
- No refunds will be issued for applications deemed inactive for more than 6 months.
- Record Retention fees are included in each individual fee cost and that portion is not refundable.

*General Plan amendment applications have specific deadlines for withdrawal requests. Fees will be not refunded if requests for withdrawal of proposed amendments are received after these dates. Please see "Instructions for Filing a General Plan Amendment" for these deadlines.

NOTE:

If staff error causes the inappropriate or unnecessary filing of an application and payment of fees, 100% of all filing fees, including Record Retention fees, shall be refunded upon request and with the concurrence of Department management.



CITY OF SAN JOSE

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General Plan Update Fee^{GP} – On applications with a “GP” footnote, an additional fee of one & one-quarter percent (1 1/4 %) will be assessed to the total application fee.	1 ¼% of total application fee
Planning Divisions’ Hourly Rate^{GP} – for Planning Services without a Designated Fee or where there is significant staff work required beyond the scope of what an established fee pays for.	\$124 per hour

The following applications have been organized in alphabetical order.

ADJUSTMENT^{GP}	
Adjustment to a PD Permit, Site Development Permit, Conditional Use Permit, and Special Use Permit (can include signs, minor site and building modifications, removal of dead trees for multiple family, commercial and industrial, Tract Sales Office, Construction Yard and other uses)	\$262
Consultation for Permit/Sign Adjustment before filing application^{GP}	\$124 per hour
Major Adjustment^{GP}	\$600
Multiple Adjustment^{GP} (2 or more adjustments to be processed simultaneously)	\$524 each after 1 st adjustment
Sign Adjustment^{GP} Surcharge for multiple sign review	\$262 \$26 for each additional sign after 1 st sign

Administrative Permit^{GP} Recycling^{GP} (Reverse Vending Machine and Small Facility)	\$685 \$0
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Annexations^{GP} 0 - 1 acre over 1 – 2 acres over 2 – 3 acres over 3 – less than 5 acres over 5 acres	\$3,800 \$6,520 \$8,180 \$9,845 \$11,250
County Surveyor’s Fee for certifying the Annexation Map and Legal Description	\$2,000

Appeal^{GP} of any permit Appeal or Protest by applicant Appeal of Historic Preservation Permit Zoning Protest by Non-applicant	\$100 \$1,925 \$50 \$0
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Billboard Height Alteration Agreement Review Fee	\$4,280
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Board Permits^{GP} • Extraordinary Board Renewal • Regional Board Permit Renewal Cash Bond • Subdivision Board Permit Renewal Cash Bond	\$425 \$100 \$425 \$200 \$300 \$345 \$100 \$200
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Certificate of Compliance (See Tentative Maps section on page 16)

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

CONDITIONAL USE PERMIT^{GP}	
CATEGORIES	FEE
CATEGORY I a. Change of use which does not involve new construction. b. For conversion of a single family detached dwelling to a non-residential use. c. For off-sale (off-site consumption) of alcoholic beverages at liquor store involving no new construction, improvements, or expansion. d. Renewal of a Conditional Use Permit for an existing non-profit establishment that provides free or low-cost meals to needy or homeless persons.	50% of the base fees and per sq. ft. fee listed in Categories II thru VI of existing building sq. ft. \$0
CATEGORY II 0 – 1,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. ^{1,6} Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed. 	\$1,835 plus 97¢ per sq. ft. \$1,160 \$1,160
CATEGORY III 2,000 – 9,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. ^{1,6} Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed. 	\$3,775 for the first 2,000 sq. ft. plus 49¢ per additional sq. ft. \$2,305 \$2,305
CATEGORY IV 10,000 – 49,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. ^{1,6} Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed. 	\$7,690 for the first 10,000 sq. ft. plus 25¢ per additional sq. ft. \$3,465 \$3,465
CATEGORY V 50,000 – 99,999 sq. ft. of the change in use or new construction and for improvements and/or expansion. ^{1,6} Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed. 	\$17,590 for the first 50,000 sq. ft. plus 21¢ per additional sq. ft. \$4,215 \$4,215
CATEGORY VI 100,000 or more sq. ft. of the change in use or new construction and for improvements and/or expansion. ^{1,6} Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed. 	\$28,015 for the first 100,000 sq. ft. plus 10¢ per additional sq. ft. \$5,580 \$5,580
After Midnight^{GP} – Additional charge for uses operating between the hours of 12 midnight and 6 a.m.	\$2,645
Amendments/Renewals of a Conditional Use Permit^{GP}	\$1,835
Application Processing Time Extension^{GP}	Additional 10% of application fee

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

CONDITIONAL USE PERMIT^{GP} continued	
Community Meeting^{GP}	\$610 per meeting after 1 st meeting
Conditional Use Permit for off-site parking, alternating or shared^{GP}	\$1,835
Conversion of a Single Family Dwelling to Day Care/Nursery School^{GP}	\$1,835
Conversion to Condominiums^{GP} –For conversion of residential units to a condominium	\$8,260 plus \$164 per unit
Drive-Through^{GP} – Additional charge for drive-through uses	\$2,645
Hazardous Waste^{GP} – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.	\$9,950
Mobilehome Conversions^{GP} - Additional charge for mobilehome park conversion to another use.	\$5,740
Petition for Exemption from Mobilehome Conversion Permit requirement ^{GP}	\$700
Mobilehome Park^{GP} – For conversion of mobilehome park to ownership	\$5,740
Monopole Review^{GP}	\$2,355
Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) plus 50% of the square footage charge for the entire site area. Outdoor use charge does not apply to any application for amendment to an existing permit.	50% of the square footage charge for the entire site up to an additional \$7,175
Permit Phasing Surcharge^{GP}	Additional 50% of fee
Residential Care/Service Facility^{GP}	\$0
Supplemental Review Cycle^{GP}	\$868
NOTES: ¹ There shall be an additional charge of \$10,350 for a Hazardous Waste Treatment Storage or Disposal Facility subject to Health and Safety Code §25200.2(b) (Tanner Legislation) ⁶ Square foot calculation applied to parking structures.	

Development Agreements^{GP}	\$9,525
Amendments to Development Agreements	\$4,815
Annual Monitoring	\$590

Development Exception^{GP}	\$1,285
Development Variance^{GP}	\$1,285
Sign Variance ^{GP}	\$1,360
Fence Variance ^{GP}	\$535
Supplemental Review Cycle^{GP}	\$868
Application Processing Time Extension^{GP}	Additional 10% of application fee
Community Meeting^{GP}	\$610 per meeting after 1 st meeting

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

ENVIRONMENTAL REVIEW	
Exemption	\$235
Exemption – Electronic <ul style="list-style-type: none"> • Administrative Permits other than generators • Development Exceptions for single-family detached residential • Fence and Sign Variance • Liquor License Exception Permits • Lot Line Adjustments • Security Trailer Permit • Sidewalk Café Permit • Single Family House Permits • Tree Removals Permits 	\$124
Exemption for an Historic Preservation Permit²	\$0
Environmental Clearance¹ – a project including the preparation of the Negative Declaration	\$2,175
Environmental Clearance for a mixed-use General Plan Amendment	\$3,655
Environmental Clearance for a church to provide temporary shelter for homeless persons.	\$5
Environmental Clearance filed with a Conditional Use Permit renewal for an existing non-profit establishment that provides free or low cost meals to needy or homeless persons	\$0
Mitigation Monitoring for Negative Declaration	\$370
Notice of Determination Negative Declaration Pursuant to Public Resources Code Section 21080(C) Certificate of Exemption and De Minimus Impact Finding Statement Attached	\$1300 (\$1250 State Filing Fee and \$50 County Clerk Fee) \$50 (County Clerk Required Fee)
Mitigation Monitoring for EIR	\$1,850
Notice of Determination Environmental Impact Report Pursuant to Public Resources Code Section 21152 Certificate of Exemption and De Minimus Impact Finding Statement Attached	\$900 (\$850 State Filing Fee and \$50 County Clerk Fee) \$50 (County Clerk Required Fee)
Appeal of a Negative Declaration or Environmental Impact Report	\$100
EIR Preliminary Review	\$1,240
Environmental Impact Report Plus Additional charges for: <ul style="list-style-type: none"> a. A mixed-use General Plan Amendment b. A development permit for a Hazardous Waste Treatment, storage or disposal facility subject to Tanner Legislation (Health and Safety Code 25200.2(b)) 	10% of EIR Consultant's contract with a minimum fee of \$10,000 plus publishing and noticing costs \$7,980 \$7,980

*Fees continued on the next page***YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

ENVIRONMENTAL REVIEW <i>continued</i>	
c. A General Plan Amendment for a Hazardous Waste disposal site subject to Tanner Legislation	\$7,980
d. A development permit for a landfill facility	\$5,960
e. A General Plan Amendment for Candidate Solid Waste disposal site	\$5,960
f. A development permit for a site in a Geologic Hazards zone	\$3,024
g. An Urban Service Area Expansion General Plan Amendment	\$1,975
h. Modification to Urban Growth Boundary	\$1,975
Re-use of a Certified EIR	
a. For a project that is exempt under the provisions of Title 21 of the San Jose Municipal Code (SJMC) and conforming rezonings.	\$340
b. Projects that are not exemption from provisions of Title 21 of SJMC and without proof of Environmental Clearance dated within 2 years of application submittal.	\$2,175
Deficiency Plan Review – Additional charge for development applications which will cause the level of service (LOS) on a Congestion Management Program roadway facility to fall below the Congestion Management Agency standard of LOS "E". The fee is to partially reimburse the City for staff costs associated with review and processing of a deficiency plan. The fee will be collected prior to staff review or assistance in the preparation of a deficiency plan.	
<ul style="list-style-type: none"> Base Fee Each Additional Fee 	<p>\$10,000</p> <p>\$2,000</p>
Deficiency Plan Re-use – charge for the re-use of an existing deficiency plan. Additions for less than 25,000 square feet to existing buildings are exempt. ¹	
<ul style="list-style-type: none"> Base Fee (25,000 – 50,000 feet) Additional Fee (each additional 50,000 feet) 	<p>\$600</p> <p>\$250</p>
Application Processing Time Extension	Additional 10% of application fee
Community Meeting	\$610 per meeting after 1 st meeting
Supplemental Review Cycle	\$868
NOTES: ¹ Renewals of emergency residential shelters and food programs pay no fee. ² Effective as of October 30, 1992, City Council Resolution No. 64147.	

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

GENERAL PLAN AMENDMENT^{GP}

Requests to amend the General Plan

Land Use/Transportation Diagram Amendments^{GP}

Applications for Residential Density change – 3 acres or less

\$5,895

All other requests to amend the Land Use/Transportation Diagram of the General Plan

\$10,775 plus \$95 per acre for first 100 acres and \$50 per acre or fraction of an acre thereafter

Plus Additional charges for:

a. Request on Non-Urban Hillside Property	\$7,290
b. Request for a Flexible Land Use Boundary	\$5,900
c. Request for a Mixed-Use Designation	\$7,980
d. Expansion of Urban Service Area	\$7,290

Expansion of Urban Service Area^{GP} without application of land use change
LAFCO (Local Agency Formation Commission) fee\$6,840
\$5,500**Urban Growth Boundary (UGB) Modifications^{GP}**

A. Determination of Minor or Significant UGB Modification Request

\$4,510

B. General Plan Processing for Minor Modification of UGB

\$9,030

C. Significant Modifications of UGB:

1. Fee for Processing in Comprehensive Update

\$9,030 plus \$86 per acre

2. All extraordinary costs for consultant or staff work to prepare requisite special studies such as analyses of the proposal's impact on City services, or fiscal situation.

To be determined

Text Amendments^{GP}

- a. General Plan Text Amendment
- b. Specific Plan Text Amendment

\$3,810
\$3,810**Reprocessing Deferred General Plan Amendment at Applicant's Requests^{GP}**

a. No substantial change in application from the initial submittal

50% of the current fees, using original application description to calculate the fees

b. Substantial change in the application from the initial submittal

75% of the current fees, using original application description to calculate the fees

Community Meeting^{GP}\$610 per meeting
after 1st meeting**Note:** Applicant may need to pay environmental review fees. Consult the Environmental Review Team Supervisor.**YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

Historic Preservation Permit^{GP} Historic District Designation Historic Property Contract Application (Mills Act)	\$215 \$750 \$1 for each \$1,000 of assessed valuation with a minimum fee of \$600; \$1,500 maximum fee for single-family homes and \$2,500 maximum fee for all other property
Application Processing Time Extension^{GP}	Additional 10% of application fee
Historic Preservation Permit Adjustment^{GP}	\$160
Historic Preservation Permit Amendment^{GP}	\$215
Community Meeting^{GP}	\$610 per meeting after 1 st meeting

Liquor License Exemption Permit^{GP}	\$1,020
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Lot Combining (See Tentative Maps section on page 17)
Lot Line Adjustment (See Tentative Maps section on page 17)
Lot Line Correction (See Tentative Maps section on page 17)

Permit Violations <ul style="list-style-type: none"> Compliance Review Order to Show Cause Notice of Non-Compliance 	\$620 plus \$124 per hour after 5 hours \$1,605 \$590
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PLANNED DEVELOPMENT (PD) PERMITS^{GP}	
Non-Residential	
CATEGORIES	FEES
CATEGORY I Existing Use: Up to 10% increase or decrease in use intensity ¹ , off-sales of alcoholic beverages, no significant change in use, or in siting of uses and facilities; for property on slopes less than 5% and for property not within 100 ft. of top of the bank of a streambed. New Use: Up to 1,999 square feet of gross floor area. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed.² 	\$1,555 \$1,555 \$790 \$790
CATEGORY II For 2,000 square feet to 9,999 square feet of gross floor area for property on slopes of less than 5% or for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater. For property within 100 feet of top of the bank of a streambed.² 	\$1,570 for the first 2000 sq. ft. plus 22¢ for each additional sq. ft. \$1,530 \$1,530

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) PERMITS^{GP}**Non-Residential *continued*****CATEGORY III**

For 10,000 square feet to 49,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.

\$3,300 for the first 10,000 sq. ft.
plus 14¢ for each additional sq. ft.

Additional charges:

- For property on slopes of 5% or greater
- For property within 100 feet of top of the bank of a streambed.²

\$2,625
\$2,625

CATEGORY IV

For 50,000 square feet to 99,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.

\$9,055 for the first 50,000 sq. ft.
plus 10¢ for each additional sq. ft.

Additional charges:

- For property on slopes of 5% or greater.
- For property within 100 feet of top of the bank of a streambed.²

\$3,070
\$3,070

CATEGORY V

Over 100,000 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.

\$14,100 for first 100,000 sq. ft.
plus 6¢ for each additional sq. ft.

Additional charges:

- For property on slopes of 5% or greater.
- For property within 100 feet of top of the bank of a streambed.²

\$4,404
\$4,404

After Midnight^{GP} – Additional charge for uses operating between the hours of 12 midnight and 6 a.m.

\$2,645

Application Processing Time Extension^{GP}

Additional 10% of application fee

Communications Hill Specific Plan – Additional charge for the first PD Permit application filed for each property within the specific plan area which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City for its costs of developing the plan.

\$336 per acre

Community Meeting^{GP}

\$610 per meeting
after the 1st meeting

Conversion to Condominiums – For conversion to residential condominium units

\$8,260 plus \$164 per unit

Drive-Through^{GP} – Additional charge for drive-through uses

\$2,645

Evergreen Specific Plan^{GP} – Additional charge for the first PD Permit application filed for each property within the specific plan area for parcels which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City and to reimburse private contributors who paid in excess of their share.

\$1,140 per acre

Hazardous Waste^{GP} – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990

\$10,350

Mobilehome Conversions^{GP}

Additional Planned Development Permit charge for mobilehome park conversion to another use.

\$3,380

Monopole Review^{GP}

\$2,355

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) PERMITS^{GP}

Non-Residential *continued*

Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. Outdoor use charge does not apply to any application for amendment to an existing permit.	50% of the square footage charge for the entire site up to an additional \$7,175
Permit Phasing Surcharge^{GP}	Additional 50% of fee
Petition for Exemption from Mobilehome Conversion Permit requirement ^{GP}	\$750
PD Permit Amendments^{GP}	\$1,480
PD Permit Time Extension Adjustment^{GP} – for 1 year time extension only	\$262
Supplemental Review Cycle^{GP}	\$868

NOTE: ¹ Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for structures, site acreage, building coverage of site, building height, and utility requirements.

²Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning.

PLANNED DEVELOPMENT (PD) PERMITS^{GP}

Residential

CATEGORIES	FEES
CATEGORY I Existing Use: Up to 10% increase or decrease in use intensity ¹ , no significant change in use or in siting of uses and facilities; for property on slopes of less than 5%; for property not within 100 feet of top of the bank of a streambed. ^{6, 8} New Use: Up to two (2) dwelling units Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	\$1,555 \$1,555 \$1,165 \$1,165
CATEGORY II For 3 - 25 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. ^{6, 8} Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	\$1,690 plus \$115 per dwelling unit \$2,315 \$2,315
CATEGORY III For 26 – 100 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. ^{6, 8} Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	\$3,400 plus \$54 per dwelling unit \$3,480 \$3,480
CATEGORY IV For 101 - 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. ^{6, 8} Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	\$5,235 plus \$37 per dwelling unit \$4,235 \$4,235

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) PERMITS^{GP}	
Residential <i>continued</i>	
CATEGORY V For more than 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. ^{6, 8} Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	\$9,165 plus \$29 per dwelling unit \$5,395 \$5,395
Application Processing Time Extension^{GP}	Additional 10% of application fee
Communications Hill Specific Plan^{GP} – Additional charge for the first PD Permit application filed for each property within the specific plan area which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City for its costs of developing the plan.	\$336 per acre
Community Meeting^{GP}	\$610 per meeting after the 1 st meeting
Conversion to Condominiums^{GP} – For conversion to residential condominium units	\$8,260 plus \$164 per unit
Evergreen Specific Plan^{GP} – Additional charge for the first PD Permit application filed for each property within the specific plan area for parcels which have not already contributed for the development of the adopted plan. The fee is required by ordinance to reimburse the City and to reimburse private contributors who paid in excess of their share.	\$1,140 per acre
Mobilehome Conversions^{GP} Additional Planned Development Permit charge for mobilehome park conversion to another use.	\$3,380
Monopole Review^{GP}	\$2,355
Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. Outdoor use charge does not apply to any application for amendment to an existing permit.	50% of the square footage charge for the entire site up to an additional \$7,175
Permit Phasing Surcharge^{GP}	Additional 50% of fee
Petition for Exemption from Mobilehome Conversion Permit requirement ^{GP}	\$750
PD Permit Amendments^{GP}	\$1,480
PD Permit Time Extension Adjustment^{GP}	\$262
Supplemental Review Cycle^{GP}	\$868
NOTE: ¹ Use intensity includes dwelling units for residential uses, square footage for non-residential uses, site acreage, building coverage of site, building height, and utility requirements.	

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) ZONING^{GP} Non-Residential	
CATEGORIES	FEES
CATEGORY I Existing Use: Up to 10% increase or decrease in use intensity ¹ , off-sale of alcoholic beverages, no significant change in use, or in siting of uses and facilities, for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. New Use: Up to 1,999 square feet of gross floor area. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	<p>\$3,950</p> <p>\$3,950</p> <p>\$1,160</p> <p>\$1,160</p>
CATEGORY II For 2,000 square feet to 9,999 square feet of gross floor area for property on slopes of less than 5% or for property not within 100 feet of top of the bank of a streambed Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	<p>\$3,985 for the first 2,000 sq. ft. plus 31¢ for each additional sq. ft.</p> <p>\$2,310</p> <p>\$2,310</p>
CATEGORY III For 10,000 square feet to 49,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	<p>\$6,450 for first 10,000 sq. ft. plus 20¢ for each additional sq. ft.</p> <p>\$3,485</p> <p>\$3,485</p>
CATEGORY IV For 50,000 square feet to 99,999 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	<p>\$14,250 for the first 50,000 sq. ft. plus 13¢ for each additional sq. ft.</p> <p>\$4,210</p> <p>\$4,210</p>
CATEGORY V Over 100,000 square feet of gross floor area for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	<p>\$20,520 for first 100,000 sq. ft. plus 6¢ for each additional sq. ft.</p> <p>\$5,365</p> <p>\$5,365</p>
Application Processing Time Extension^{GP}	Additional 10% of application fee
Community Meeting^{GP}	\$610 per meeting after the 1 st meeting
Conversion to Condominium units – For conversion to residential condominium units	\$8,260 plus \$164 per unit
Hazardous Waste^{GP} – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.	\$10,350

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PLANNED DEVELOPMENT (PD) ZONING^{GP}**Non-Residential *continued***

Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. Outdoor use charge does not apply to any application for amendment to an existing permit.	50% of the square footage charge for the entire site up to an additional \$7,175
Supplemental Review Cycle^{GP}	\$868
Zoning Protest by applicant^{GP}	\$1,925
Zoning Protest by non-applicant^{GP}	\$100

NOTE: ¹Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for parking structures, site acreage, building coverage of site building height, and utility requirements.
²Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning.

PLANNED DEVELOPMENT (PD) ZONING^{GP}**Residential**

CATEGORIES	FEES
CATEGORY I Existing Use: Up to 10% increase or decrease in use intensity ¹ , no significant change in use or in siting of uses and facilities; for property on slopes of less than 5%; for property not within 100 feet of top of the bank of a streambed. New Use: Up to two (2) dwelling units Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	 \$3,950 \$3,950 \$1,625 \$1,625
CATEGORY II For 3 - 25 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	 \$4,085 plus \$148 per dwelling unit \$3,060 \$3,060
CATEGORY III For 26 - 100 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	 \$5,700 plus \$83 per dwelling unit \$3,835 \$3,835
CATEGORY IV For 101 - 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed. Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed.² 	 \$8,865 plus \$52 per dwelling unit \$5,365 \$5,365

*Fees continued on the next page***YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

PLANNED DEVELOPMENT (PD) ZONING^{GP}

Residential *continued*

CATEGORY V

For more than 500 dwelling units for property on slopes of less than 5% and for property not within 100 feet of top of the bank of a streambed.

Additional charges:

- For property on slopes of 5% or greater
- For property within 100 feet of top of the bank of a streambed.²

\$14,110 plus \$42 per dwelling unit

\$6,130
\$6,130

Application Processing Time Extension^{GP}

Additional 10% of application fee

Community Meeting^{GP}

\$610 per meeting
after the 1st meeting

Conversion to Condominiums^{GP} – For conversion to residential condominiums

\$8,260 plus \$164 per unit

Mobilehome Conversions^{GP}

Additional Planned Development Permit charge for mobilehome park conversion to another use.

\$3,380

Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) and applied to both PD rezoning and permits. **Outdoor use charge does not apply to any application for amendment to an existing permit.**

50% of the square footage charge for the entire site up to an additional \$7,175

Supplemental Review Cycle^{GP}

\$868

Zoning Protest by applicant^{GP}

\$1,925

Zoning Protest by non-applicant^{GP}

\$100

NOTE: ¹Use intensity includes dwelling units for residential uses, square footage for non-residential uses, square footage for parking structures site acreage, building coverage of site building height, and utility requirements.
²Where both the slope and riparian conditions exist, the additional fee is charged for each condition. The applicability of fees charged pursuant to this provision shall be determined conclusively by the Director of Planning.

PRELIMINARY REVIEW

- Existing Single-Family Property Review (Planning only)
- Basic Preview (Planning only)
- Comprehensive Review (Multi-Discipline)
 - Planning
 - Public Works, referral

\$62
\$248
\$1,050
\$450

Plus Charges for Optional Services:

- Site Check with Applicant
- Meeting with Project Manager
- Preliminary Review Checklist
- Inter-Departmental Project Meeting
- Preliminary Report
- Technical Report Review
- Additional Meeting with Project Manager

\$124
\$124
\$62
\$496
\$186
\$248
\$124

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

PUBLIC NOTICING – mailing and/or newspaper advertising costs	
Public Noticing	\$145 plus 83¢ per notice over 100
300 ft. Radius Noticing Fee – as required per application instructions	\$102
Negative Declaration/ND Protest/Recirculating Notice Up to 4 sheets (actual number of ND document sheets to be mailed)	\$129 plus 93¢ per notice over 100
5 or more sheets (actual number of ND document sheets to be mailed)	\$204 plus \$1.68 per notice over 100
Environmental Impact Report Hearing Notice Mailing	\$116 plus 80¢ per notice over 100
Notice of Availability Mailing (Mercury Newspaper Noticing fee also due, see below)	\$116 plus 80¢ per notice over 100
Newspaper Noticing a. This fee is due at the time of filing an application for all Zoning changes, Tentative Maps, Environmental Impact Report (EIR) and Historic Landmark Designation, Historic District, and Historic Preservation Permits. b. Per the City Council Public Outreach Policy pertaining to large and controversial projects, this fee is due prior to noticing for a Public Hearing.	Current advertising rate for newspaper used for noticing
Postcard Noticing – Additional fee for large or controversial projects For projects that meet the City Council Outreach Policy, these fees are due at the time of filing application	\$78 plus 62¢ per notice after the first 100 names on the mailing list
General Plan Noticing – Fee for noticing General Plan Amendment Applications	\$394 plus 83¢ per notice over 400

Reasonable Accommodation^{GP}	\$560
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REZONING OR PREZONING^{GP}	
Other than Planned Development^{GP}	\$4,175 plus \$975 per acre or part thereof
Application Processing Time Extension^{GP}	Additional 10% of application fee
Community Meeting ^{GP}	\$610 per meeting after 1 st meeting
Supplemental Review Cycle^{GP}	\$868

Security Trailer Permit^{GP} – 2-year	\$1,420
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Sidewalk Café Permit^{GP} Renewal	\$415 \$65
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Single Family House Permit* Administrative Determination (Category 1) Public Hearing – Director (Category 2) *see page 14 for Public Noticing and page 4 for Exemption - Electronic	\$615 \$1,600
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YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

SITE DEVELOPMENT PERMIT ^{GP}	
CATEGORIES	
CATEGORY I a. Site Development Permit and Amendments not involving new construction, improvements, or expansion	\$1,420
CATEGORY II 0 – 1,999 sq. ft. of new construction and for improvements and/or expansion. ³ Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed. 	\$1,420 plus 95¢ per sq. ft. \$1,214 \$1,214
CATEGORY III 2,000 – 9,999 sq. ft. of new construction and for improvements and/or expansion. ³ Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed. 	\$3,315 for the first 2,000 sq. ft. plus 42¢ per additional sq. ft. \$2,414 \$2,414
CATEGORY IV 10,000 – 49,999 sq. ft. of new construction and for improvements and/or expansion. ³ Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed. 	\$6,700 for the first 10,000 sq. ft. plus 23¢ per additional sq. ft. \$3,630 \$3,630
CATEGORY V 50,000 – 99,999 sq. ft. of new construction and for improvements and/or expansion. ³ Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed. 	\$15,805 for the first 50,000 sq. ft. plus 17¢ per additional sq. ft. \$4,410 \$4,410
CATEGORY VI 100,000 or more sq. ft. of new construction and for improvements and/or expansion. ³ Additional charges: <ul style="list-style-type: none"> For property on slopes of 5% or greater For property within 100 feet of top of the bank of a streambed. 	\$22,285 for the first 100,000 sq. ft. plus 9¢ per additional sq. ft. \$5,217 \$5,217
Application Processing Time Extension^{GP}	Additional 10% of application fee
Community Meeting^{GP}	\$610 per meeting after 1 st meeting
Hazardous Waste^{GP} – Additional charge for a Hazardous Waste treatment, storage or disposal facility subject to Tanner Legislation. This fee applies to all new PD Zoning applications and to any PD Permit application for which the rezoning application was filed prior to July 1, 1990.	\$10,350
Maximum Floor Area, Number of Stories and Height^{GP} – Additional charge for height, floor and/or area ratio waivers.	\$2,325 plus \$800 for each floor over 8 floors

Fees continued on the next page

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

SITE DEVELOPMENT PERMIT^{GP} continued

Outdoor Areas^{GP} – The square footage charge for outdoor areas (e.g. storage yards, automobile wrecking yards, gasoline retailers and outdoor restaurants) which are primary uses on the site. This charge is in addition to the square footage charge for any building(s) plus 50% of the square footage charge for the entire site area. Outdoor use charge does not apply to any application for amendment to an existing permit.	50% of the square footage charge for the entire site up to an additional \$7,175
Permit Phasing Surcharge^{GP}	Additional 50% of fee
Supplemental Review Cycle^{GP}	\$868

NOTE: ³Square foot calculation applied to parking structures.

Special Use Permit^{GP}	\$1,150
Amendment to a Special Use Permit ^{GP}	\$830
Renewal ^{GP}	\$350
Church Providing Temporary Shelter for Homeless Persons and for Renewal ^{GP}	\$5
Additional charges for: Application Processing Time Extension^{GP}	Additional 10% of application fee
Community Meeting^{GP}	\$610 per meeting after 1 st meeting
Supplemental Review Cycle^{GP}	\$868

Street Renaming^{GP} 5 or fewer properties 6 or more properties	\$525 \$1,135 plus \$16 per non-applicant property on the street
Community Meeting^{GP}	\$610 per meeting after 1 st meeting

TENTATIVE MAPS^{GP}

Tentative Map^{GP} (not Condominium), and Amendments to Vesting Tentative Maps	\$3,570 plus \$50 per lot for first 100 lots plus \$17 per each lot thereafter
Tentative Condominium Map^{GP} and Amendments to Vesting Condominium Maps	\$3,570 plus \$50 per unit for first 100 units plus \$17 per each unit thereafter
Plus Additional charges for: a. Vesting Tentative Maps, Vesting Condominium Maps and Amendments to all Vesting Maps	\$880
b. Property on slopes greater than 5%	\$880
c. Property within 100 feet of top of the bank of a streambed	\$880
Application Processing Time Extension^{GP}	Additional 10% of application fee
Certificate of Compliance^{GP}	\$1,980
Community Meeting^{GP}	\$610 per meeting after 1 st meeting

*Fees continued on the next page***YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE**

TENTATIVE MAPS^{GP} <i>continued</i>	
Final Map/Parcel Map Review^{GP}	\$135
Lot Line Adjustment^{GP}	\$1,265
Lot Line Correction^{GP}	\$515
Petition for Release of Covenant of Easement^{GP}	\$1,600
Reversion of Acreage Petition^{GP}	\$495
Supplemental Review Cycle^{GP}	\$868
Tentative Map Extensions^{GP}	\$795

TREE REMOVAL^{GP}	
Dead Trees^{GP}	
• Single-Family or Two-Family Lots (Fee for Tree Removal includes Exemption – Electronic)	\$124
• For Multiple Family, Commercial & Industrial properties	\$262
Live Trees^{GP}	
• Single-Family, Two-Family Lots or any trees included in a Development Permit (Fee for Tree Removal includes Public Noticing and Exemption – Electronic)	\$226
• Stand Alone Application for Multi-Family, Commercial, Industrial (plus Public Noticing on page 13 and Exemption – Electronic on page 4 are applicable.)	\$1,025
• Heritage Tree Surcharge in existing Single-Family Development, Two-Family or included within Development Permit Application or common area of a Single-Family Development (plus Public Noticing on page 13 and Exemption – Electronic on page 4 are applicable.)	\$1,025

Williamson Act^{GP}	
Application for inclusion in Agricultural Preserve	\$1,645
Cancellation (Application to disestablish, enlarge or diminish size of Agricultural Preserve)	\$8,525
Extension of time for tentative cancellation of expiration date	\$760
Alternate Use Amendment	\$913

YOUR APPLICATION MAY BE SUBJECT TO ADDITIONAL CHARGES IN THIS FEE SCHEDULE

**PUBLIC WORKS
PLANNING
REVIEW FEES
July 1, 2004 – June 30, 2005**

(These fees are collected for the Department of Public Works at the time of filing for a Planning Application. The Director and staff are not authorized to waive fees. Additional Public Works fees may be required by the Department of Public Works upon further review.)

Please Note:

Checks returned for insufficient funds (NSF) may result in a \$37 NSF fee by Treasury.

PUBLIC WORKS FEES FOR REVIEW OF PLANNING PERMIT APPLICATIONS

Application Type	Category	Fee
Preliminary Review	Comprehensive Reviews referred to Public Works	\$450 per review
Conventional Rezoning / Rezoning (C) ^{GP}	0 to 3 acres 3 to 10 acres Greater than 10 acres	\$125 \$200 \$300
PD Rezoning / Rezoning (PDC) ^{GP}		
<u>Residential</u>	0 to 15 Dwelling Units (DU) 16 to 99 DU Greater than 100 DU	\$715 + Complexity* \$655 + plus \$10/DU + Complexity* \$1,235 + plus \$5/DU + Complexity*
<u>Non-Residential</u>	0 to 4,999 square feet (SF) 5,000 to 19,999 SF 20,000 to 99,999 SF Greater than 100,000 SF	\$665 + Complexity* \$648 plus \$0.02/SF + Complexity* \$910 plus \$0.01/SF + Complexity* \$1,506 plus \$0.005/SF + Complexity*
PD Permit (PD) ^{GP}		
<u>Residential</u>	No Construction 0 to 15 Dwelling Units (DU) 16 to 99 DU Greater than 100 DU	\$200*** \$625 + Complexity* \$570 + plus \$8/DU + Complexity* \$1,030 + plus \$4/DU + Complexity*
<u>Non-Residential</u>	No Construction 0 to 4,999 square feet (SF) 5,000 to 19,999 SF 20,000 to 99,999 SF Greater than 100,000 SF	\$200*** \$525 + Complexity* \$490 plus \$0.02/SF + Complexity* \$790 plus \$0.01/SF + Complexity* \$1,300 plus \$0.005/SF + Complexity*
Site Development Permit (H) ^{GP}		
<u>Residential</u>	No Construction 0 to 15 Dwelling Units (DU) 16 to 99 DU Greater than 100 DU	\$200*** \$525 + Complexity* \$440 + plus \$10/DU + Complexity* \$1,050 + plus \$5/DU + Complexity*
<u>Non-Residential</u>	No Construction 0 to 4,999 square feet (SF) 5,000 to 19,999 SF 20,000 to 99,999 SF Greater than 100,000 SF	\$205*** \$538 + Complexity* \$562 plus \$0.02/SF + Complexity* \$875 plus \$0.01/SF + Complexity* \$1,507 plus \$0.005/SF + Complexity*
Conditional Use Permit (CP) ^{GP}	No Construction 0 to 4,999 square feet (SF) 5,000 to 19,999 SF 20,000 to 99,999 SF Greater than 100,000 SF	\$200*** \$525 + Complexity* \$515 plus \$0.025/SF + Complexity* \$815 plus \$0.015/SF + Complexity* \$1,925 plus \$0.005/SF + Complexity*

PW DEVELOPMENT APPLICATION REVIEW FEES

(Effective July 1, 2004 – June 30, 2005)

Department of Public Works, Transportation and Development

801 N. First Street, Room 308, San Jose, CA 95110

http://www.ci.san-jose.ca.us/pub_wrks

(408) 277-5161 FAX (408) 277-3879

Application Type	Category	Fee
Miscellaneous Permits ^{GP} (A2, V, AT, etc.)	Varies	\$250
Tentative Map (T) ^{GP}	0 to 15 lots 16 to 100 lots Greater than 100 lots	\$400 + Complexity* \$800 + Complexity* \$400 + \$5/lot + Complexity*
General Plan Amendment ^{GP} (GPA)	0 to 3 acres 3 to 10 acres Greater than 10 acres	\$200 \$300 \$500
Flood Review of Planning Application	All	\$150 per review
Environmental Impact Report (EIR) Review	All	\$1,400 per review
Traffic Report ^{**GP}	1 to 99 Peak Hour Trips (PHT) 100 to 199 PHT Greater than 200 PHT	\$700 + \$10/PHT + Complexity** \$1,700 + \$10/PHT + Complexity** \$2,700 + \$10/PHT + Complexity**
NPDES (C.3 Requirements) Preliminary Review Planning Permit Review (reduced fees in parentheses are for projects with paid prior Preliminary Review) Additional Review	 <u>Area of Land Disturbance</u> Less than 1 acre 1 to 5 acres Greater than 5 acres	 \$250 per review \$650 (\$395) \$870 (\$615) \$1,090 (\$835) \$100 per hour (minimum 1/2 hr.)

Notes:

*	For these applications, the base fee (initial fee) shall be paid to the Planning Department at the time the development application is filed. Public Works staff shall review the application and determine the overall complexity of the review (low, medium, high) using the complexity table. <ul style="list-style-type: none"> If the application is determined to be <u>low</u> complexity, no additional fee will be due. If the application is determined to be <u>medium</u> complexity, the total fee will be 2 times the base fee (initial fee). The fee due (complexity fee), which equals the initial fee, shall be paid to the Department of Public Works prior to the hearing and approval process. If the application is determined to be <u>high</u> complexity, the total fee will be 3 times the base fee (initial fee). The fee due (complexity fee), which equals 2 times the initial fee, shall be paid to the Department of Public Works prior to the hearing and approval process.
**	If a Traffic Report is required to support a development application, a separate fee is required. The fee is due upon release of the traffic report workscope. Complexity Fees for Traffic Reports are calculated as follows <ul style="list-style-type: none"> If the Traffic Report is determined to be <u>low</u> complexity, only the base fee is due. If the Traffic Report is determined to be <u>medium</u> complexity, the total fee will be 1.25 times the base fee. If the Traffic Report is determined to be <u>high</u> complexity, the total fee will be 1.5 times the base fee.
***	Zero square footage construction includes any improvements such as parking lot reconfiguration, façade improvements, interior additions, etc.
GP	On applications with a ^{"GP"} footnote, an additional fee of one & one-quarter percent (1 1/4%) will be assessed to the total application fee.

DEPARTMENT OF TRANSPORTATION (DOT)

GENERAL PLAN AMENDMENT TRANPLAN Model Analysis Fee

(These fees are collected for the Department of Transportation at the time of filing for a Planning Application. The Director and staff are not authorized to waive fees.)

Please Note:

Checks returned for insufficient funds (NSF) may result in a \$30 NSF fee by Treasury.



**DEPARTMENT OF TRANSPORTATION
GENERAL PLAN AMENDMENT
TRANPLAN Model Analysis Fee
(Effective July 1, 2004 – June 30, 2005)**

**General Plan Amendment
TRANPLAN Model Analysis Fee**

Following fees are due to the City of San Jose for the General Plan Amendment identified above for services provided by the Department of Transportation. The amount due should be submitted to the GP Manager in charge prior to the release of analysis data packet.

Fee Item and Description	Fee	Multiplier	Item Total
1. Base Fee: The base fee covers the expense of staff effort for initial review of proposals, determination of required levels of traffic impact analysis, data preparation, and inclusion in the cumulative traffic impact analysis.	\$500	1	\$ 500.00
2. Model Analysis: The Model Analysis fee applies to a proposed GPA requiring a model traffic impact analyses as determined in initial reviews. This fee includes the execution of TRANPLAN model and evaluations of impact significance.	\$2,650	1	\$2,650.00
3. Additional Model Run: This fee applies to a proposed GPA requiring additional model run for alternative land use scenarios as requested by the applicant.	\$946	1	\$ 946.00
4. EIR Surcharge: The EIR Surcharge fee applies to a proposed GPA requiring an EIR. This fee includes supporting traffic engineering and environmental consultants to prepare technical reports, review of EIR's, and attend public hearings.	\$3,160	1	\$3,160.00
GRAND TOTAL			\$7,256.00

PLANNING PUBLIC INFORMATION SERVICES FEE SCHEDULE Effective August 15, 2004

(Applicability of fees charged in this document shall be determined conclusively by the Director of Planning, Building and Code Enforcement. The Director and staff are not authorized to waive fees.)

Please Note:

Checks returned for insufficient funds (NSF) may result in a \$37 NSF fee by Treasury.

COPY REQUESTS	
Tape Cassette	\$7.50 per tape
Photocopies <ul style="list-style-type: none"> • For 8 ½" x 11" • For 11" x 17" 	\$0.15 for each page \$0.25 for each page
Optical image reproduction <ul style="list-style-type: none"> • For 8 ½" x 11" 	\$0.25 each page
Microfiche	\$3.50 for first page \$0.25 each additional page
Plans/Drawings Plans larger than 24" x 36" have an additional fee (for one copy only) for San Jose Blueprint Pick-up/Delivery Charge	\$4.50 each page

MAPS	PRICE	POSTAGE	TOTAL
Annexation Maps	\$25.00	\$1.75	\$26.75
Census 2000 Maps	\$1.00	\$1.75	\$2.75
Council District Maps (Small)	Free	\$1.75	\$1.75
Council District Maps (Large)	\$2.00	\$1.75	\$3.75
Custom/Special Maps	\$50.00 (minimum)	\$2.00	\$52.00
General Plan Map (citywide)	\$10.00	\$1.75	\$11.75
General Plan Maps (per counter quad, color)	\$25.00	\$1.75	\$26.75
Neighborhoods Map	\$4.40	\$1.10	\$5.50
Vacant Land Inventory Map	\$50.00	\$2.00	\$52.00
Zoning Maps (per counter quad, color)	\$25.00	\$1.75	\$26.75

PUBLICATIONS LIST	PRICE	POSTAGE	TOTAL
Alviso Master Plan	\$20.00	\$3.00	\$23.00
Business Climate Study Focus Group Report	\$4.40	\$2.00	\$6.40
Census 2000, Profile of Demographics Characteristics	\$10.00	\$2.00	\$12.00
Commercial Design Guidelines	\$8.00	\$4.00	\$12.00
Communications Hill Specific Plan	\$20.00	\$2.00	\$22.00
Development Monitoring Report	\$5.00	\$2.00	\$7.00
Environmental Clearance Ordinances	\$0.00	\$1.50	\$1.50
Evergreen Development Policy	\$1.00	\$1.50	\$2.50
Evergreen Financing Plan	\$2.25	\$2.00	\$4.25
Evergreen Specific Plan	\$7.00	\$4.50	\$11.50
Evergreen Specific Plan (Full Set)	\$12.25	\$9.00	\$21.25
Evergreen Specific Plan Zoning Document	\$2.00	\$4.00	\$6.00
Future Capacity for SJ/SC WPCP	\$4.00	\$2.75	\$6.75
Historic Resources Inventory	\$20.00	\$4.00	\$24.00
Housing Appendix C of SJ 2020 GP	\$5.00	\$3.00	\$8.00
Housing Initiative Final Report	\$5.00	\$3.50	\$8.50
Industrial Design Review Guidelines	\$8.00	\$2.50	\$10.50
Jackson-Taylor Neighborhood Revitalization Plan	\$3.00	\$2.00	\$5.00
Jackson-Taylor Residential Strategy	\$6.00	\$2.00	\$8.00
Jackson-Taylor: Age, Income, Ethnicity and Housing	\$3.00	\$2.00	\$5.00

More Publications on the next page

PUBLICATIONS LIST (continued)	PRICE	POSTAGE	TOTAL
Landscape and Irrigation Guidelines	\$6.00	\$2.50	\$8.50
Lincoln-Auzerais Study	\$3.00	\$2.00	\$5.00
Midtown Specific Plan	\$8.00	\$2.50	\$10.50
Midtown Specific Plan Financing Report	\$20.00	\$4.00	\$24.00
North San Jose Deficiency Plan	\$6.00	\$2.50	\$8.50
North San Jose Deficiency Plan Appendix	\$10.00	\$4.00	\$14.00
Plan for the Past	\$6.00	\$2.75	\$8.75
Poco Way Neighborhood Revitalization Strategy	\$7.00	\$2.00	\$9.00
Residential Design Guidelines	\$10.00	\$3.00	\$13.00
Rincon South Specific Plan	\$12.00	\$2.50	\$14.50
Riparian Corridor Policy Study	\$9.00	\$3.00	\$12.00
Riparian Corridor Policy Study – Resource Inventory	\$4.40	\$0.00	\$4.40
River Oaks Resident Survey	\$8.00	\$2.00	\$10.00
Rock Spring Neighborhood Plan	\$15.00	\$3.25	\$18.25
SJ 2020 Environmental Impact Report	\$40.00	\$3.50	\$43.50
SJ 2020 General Plan	\$25.00	\$5.75	\$30.75
SJ 2020 General Plan Updated Fiscal Impact Analysis – Final	\$8.50	\$4.50	\$13.00
SJ 2020 Housing Appendix	\$5.00	\$3.00	\$8.00
Santee Neighborhood Revitalization Plan	\$15.00	\$2.00	\$17.00
School Site Reuse Plan	\$6.00	\$3.00	\$9.00
Sign Ordinance	\$5.00	\$2.00	\$7.00
Single Family Design Guidelines	\$10.00	\$1.25	\$11.25
St. James Square Historic District Design Guidelines	\$5.00	\$2.00	\$7.00
Stormwater Control Manual	\$5.25	\$2.00	\$7.25
Strong Neighborhoods Initiative (SNI) Plan	\$25.00	\$5.50	\$30.50
Subdivision Ordinance	\$4.25	\$4.00	\$8.25
Tamien Station Area Specific Plan	\$9.00	\$3.00	\$12.00
The Alameda Study	\$2.00	\$2.50	\$4.50
Tour-River Oaks/North SJ Housing & Select Downtown	\$4.00	\$2.50	\$6.50
University Area Task Force Report	\$4.50	\$3.00	\$7.50
Your Old House	\$12.00	\$4.00	\$16.00
Zoning Ordinance	\$20.50	\$5.50	\$26.00

RESEARCH SERVICES

Minimum Charge	\$62 for first ½ hour
Additional Time	\$31 per ¼ hour
VERIFICATIONS^{GP}	
Alcoholic Beverage Control (ABC) License Verification	\$186 plus \$31 per ¼ hour after first 1.5 hours
Basic Zoning Letter	\$186 plus \$31 per ¼ hour after first 1.5 hours
Comprehensive Research Letters (CRL)	\$267 plus \$31 per ¼ hour after first 2.25 hours
Department of Motor Vehicles (DMV) Verification	\$248 plus \$31 per ¼ hour after first 2 hours
Legal Non-Conforming Verification (LNC)	\$434 plus \$31 per ¼ hour after first 3.5 hours
Massage Letter	\$186 plus \$31 per ¼ hour after first 1.5 hours
Reconstruction of Legal Non-Conforming Structures (Burndown Letter)	\$186 plus \$31 per ¼ hour after first 1.5 hours